

**ORDINANCE NO. 20050728-Z005**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10601 FM 2222 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0076, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.065 acre (2,823 square feet) tract of land, more or less, out of Lot 1, Block A, Twenty-Two Twenty-Two Business Park Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10601 FM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

- |                                      |                                 |
|--------------------------------------|---------------------------------|
| Pawn shop services                   | Agricultural sales and services |
| Campground                           | Commercial blood plasma center  |
| Consumer convenience services        | Convenience storage             |
| Drop-off recycling center            | Electronic prototype assembly   |
| Equipment repair services            | Equipment sales                 |
| Kennels                              | Monument retail sales           |
| Off-site accessory parking           | Plant nursery                   |
| Vehicle storage                      | Veterinary services             |
| General warehousing and distribution | Transitional housing            |
| Transportation terminal              | Cocktail lounge                 |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 8, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_ July 28 \_\_\_\_\_, 2005      §  
   §  
   § \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                                 David Allan Smith                                   Shirley A. Brown  
                                 City Attorney     City Clerk

MAY 13, 2005  
CLIENT: BRAD GREENBLUM

JOB NO. 747-13

FIELD NOTE NO. 747-01  
PROJECT: 0.065 ACRE ZONING TRACT  
COA GRID NO. D-33

**EXHIBIT A**  
FIELD NOTES

A DESCRIPTION OF 0.065 ACRE (2,823 SQUARE FEET) OF LAND SITUATED IN LOT 1, BLOCK A, TWENTY-TWO TWENTY-TWO BUSINESS PARK A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 100, PAGES 170-172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.065 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

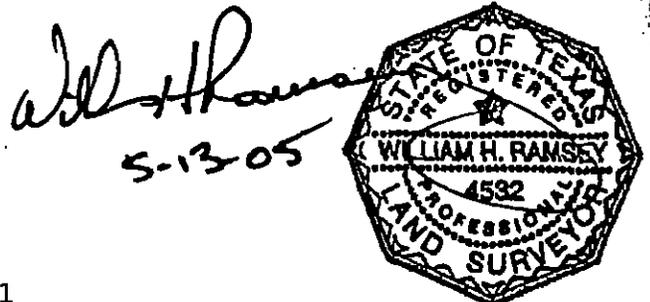
COMMENCING, for reference, at a 60d nail found for the southeast corner of said Lot 1, the northeast corner of Lot 2 of said Block A, the northwest corner of Lot 4 of said Block A and the southwest corner of Lot 3 of said Block A from which a 1/2 inch iron rod found for a point of curvature bears a distance of 91.57 feet along the arc of a curve to the right, being the south line of said Lot 1 and the north line of said Lot 2, whose radius is 1045.00, central angle is 05°01'14" and whose chord bears N55°17'49"W, 91.54 feet;

THENCE along the east line of said Lot 1 and the west line of said Lot 3, N18°35'48"E, 77.46 feet to a point;

THENCE, departing the east line of said Lot 1 and the west line of said Lot 3, crossing said Lot 1, N61°24'24"W, 54.45 feet to the southeast corner and the POINT OF BEGINNING of the herein described 0.065 acre;

THENCE continuing across said Lot 1 with the south, west, north and east lines of the herein described 0.065 acre the following four (4) courses:

1. N61°24'24"W, 38.50 feet to a point,
2. N28°35'36"E, 73.33 feet to a point,
3. S61°24'24"E, 38.50 feet to a point,
2. S28°35'36"W, 73.33 feet to the POINT OF BEGINNING containing 0.065 acre of land more or less.



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	91.57	05° 01' 14"	1045.00	N55° 17' 49" W	91.54

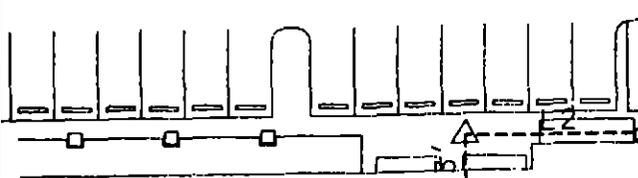


LINE	DIRECTION	DISTANCE
L1	N61° 24' 24" W	38.50
L2	S61° 24' 24" E	38.50

TWENTY-TWO TWENTY-TWO  
BUSINESS PARK  
BOOK 100, PGS. 170-172

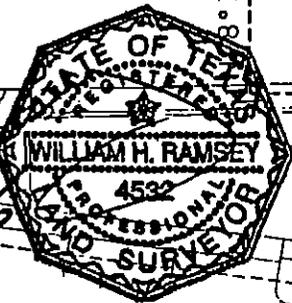


LOT 1, BLOCK A



BUILDING 2

2823 SF  
0.065 AC



*Handwritten notes:*  
5-13-05  
W.H.R.

N8° 35' 36" E 73.38'

S28° 35' 36" W 73.33'

54.45'

N61° 24' 24" W

12.5' P.U.E. (PER PLAT)

N18° 35' 48" E

321.11'

77.46'

LOT 3, BLOCK A

POINT OF BEGINNING

POINT OF COMMENCING

N52° 47' 12" W 113.19'

50' ACCESS ESM'T. & P.U.E. (PER PLAT)

LOT 2, BLOCK A

LOT 4, BLOCK A

**LEGEND**

- - 1/2" IRON ROD FOUND
- ▲ - 60D NAIL FOUND
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- TCPR - TRAVIS COUNTY PLAT RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

**RAMSEY LAND SURVEYING, L.L.C.**

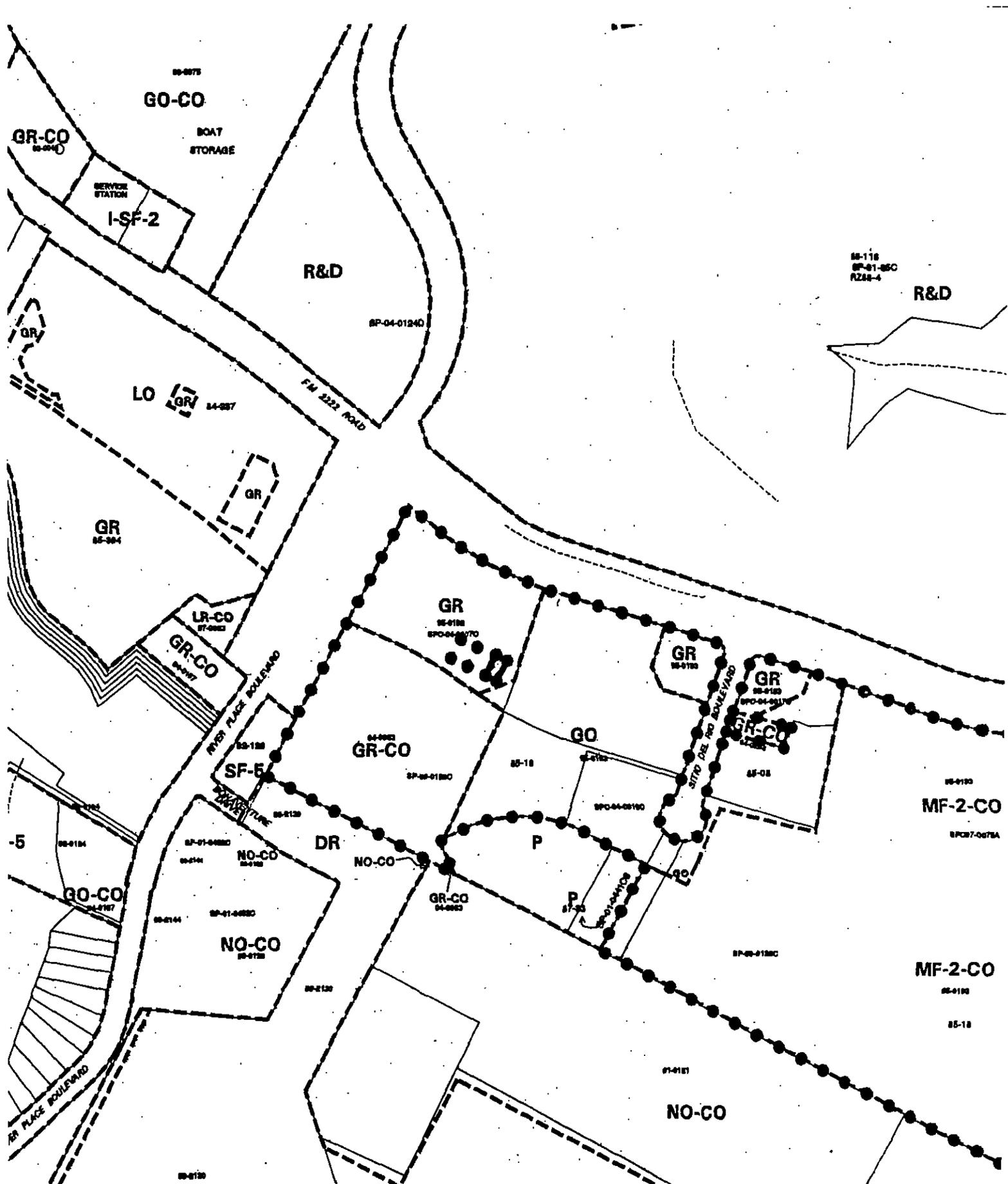
8718 SOUTHWEST PARKWAY  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398  
FAX (512) 301-9395  
r1surveye@flash.net

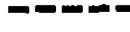
SKETCH TO ACCOMPANY  
FIELD NOTE NO. 747-01

JOB NO. 747-13

COA GRID NO. D-33

684 ARSELDGN 05-12-05 MCO



N  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: T. BOLT  
 = 400'

**CASE #: C14-05-0076**  
**ADDRESS: 10601 FM 2222 RD**  
**SUBJECT AREA (acres): 0.065**

**ZONING EXHIBIT B**  
 DATE: 05-05  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
**D33**